



## COMMERCIAL BOARD OF ADJUSTMENT

### DECISIONS

Wednesday, June 6, 2012

10:00 AM

1000 Throckmorton

City Council Chamber

2<sup>nd</sup> Floor – City Hall

Fort Worth, Texas 76102

*Handwritten:*  
Hamp  
06/06/12

#### BOARD MEMBERS:

Dan Moore	_____	A
Ronald Sherear (Alternate)	_____	P
Wendy Vann Roach	_____	P
Gene Miers	_____	P
Norris Fletcher	_____	P
Jake Petras	_____	A
Michael Wellbaum, Chair	_____	P
James Hill	_____	A
Wade Chappell (Alternate)	_____	P
Johanna McCully-Bonner, Vice Chair	_____	P
Marlene Beckman	_____	A
Shirley Bryant (Alternate)	_____	P

#### I. 9:00 A.M. WORK SESSION

Pre-Council Chamber

##### A. Review of Cases on Today's Agenda

#### II. 10:00 A.M. PUBLIC HEARING

Council Chamber

##### A. Approval of Minutes of May 2<sup>nd</sup> 2012 Hearing

**APPROVED**  
5-0-3

##### B. Cases on Today's Agenda

#### III. 12:00 P.M. LUNCH AND STAFF BRIEFING

Pre-Council Chamber

##### A. Telecommunication Tower Ordinance.....Staff

#### 1:00 P.M. CONTINUATION OF PUBLIC HEARING

Council Chamber

#### ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

#### Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



**A. Continued Cases:**

1. **BAC-12-045** **Bailey Apartments LTD by Alliance Residential Co.** **CD7**  
150 & 160 St Donovan St.
  - a. Request a **VARIANCE** in a "MU-1" Low Intensity Mixed-Use District to permit the construction of new residential buildings with four (4) stories in height where a maximum of three (3) story building height is allowed, excessive by one (1) story.  
**CONTINUED TO JULY 6, 2012 8/0**
  - b. Request a **VARIANCE** in a "MU-1" Low Intensity Mixed-Use District to permit the construction of new residential buildings with fifty eight (58) dwelling units per acre where a maximum of forty (40) dwelling units per acre are allowed, excessive by eighteen (18) dwelling units per acre.  
**CONTINUED TO JULY 6, 2012 8/0**

**B. New Cases:**

1. **BAC-12-050** **Clarion Holdings LLC by Leo Resurreccion** **CD3**  
6840 Camp Bowie West Blvd.
  - a. Request a **VARIANCE** in a "CB-GC" Camp Bowie Overlay -General Commercial District to permit to remain an eight (8) foot high solid wooden fence encroaching approximately twenty (20) feet into the twenty (20) foot projected front yard setback creating an approximate zero (0) foot projected front yard setback along Z Boaz Pl.  
**APPROVED 8/0**
2. **BAC-12-051** **Texas Health Resources by Rusty Herron** **CD2**  
10864 Texas Health Trl.
  - a. Request a **SPECIAL EXCEPTION** in a "G" Intensive Commercial District to permit a helistop for a hospital.  
**APPROVED 8/0**
3. **BAC-12-052** **Rod Woodson by Raymundo Zafra** **CD5**  
4701 & 4705 Richardson St.
  - a. Request a **VARIANCE** in a "FR" General Commercial Restricted District to permit to provide parking within the Public Open Space Easement (P.O.S.E).  
**APPROVED 8/0**
  - b. Request a **VARIANCE** in a "FR" General Commercial Restricted District to permit to provide parking encroaching approximately twenty (20) feet into the twenty (20) foot projected front yard setback creating an approximate zero (0) foot front yard setback along Richardson St.  
**APPROVED 8/0**



4. **BAC-12-053** **Waves of Faith Ministries, Inc. by Danny Burch** **CD2**  
3300 N. Terry St.
- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit to construct auxiliary parking lots for a church.  
**APPROVED 8/0**
- b. Request a **VARIANCE** in an "A-5" One-Family District to permit to provide parking within the Public Open Space Easement (P.O.S.E).  
**APPROVED 8/0**
- c. Request a **VARIANCE** in an "A-5" One-Family District to permit to provide parking encroaching approximately twenty (20) feet into the twenty (20) foot front yard setback creating an approximate zero (0) foot front yard setback along west and south sides of the property line.  
**APPROVED 8/0**
5. **BAC-12-054** **Keith Kidwill & Alvin Luskey by James Moore** **CD9**  
2700 W. 7<sup>th</sup> St.
- a. Request a **VARIANCE** in a "MU-2" High Intensity Mixed-Use District to permit the operation of four (4) mobile food vending units where a maximum of one (1) mobile food vending unit is allowed, excessive by three (3) mobile food vending units. **STIPULATING TWO (2) YEARS.**  
**APPROVED 8/0**



6. BAC-12-055

Hoppenstein Properties, Inc. by Starlite Sign  
3101 E. Seminary Dr.

CD8

- a. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the installation of an illuminated detached sign of approximately ~~three hundred and fifty eight (358)~~ two hundred forty (240) square feet signage area where a maximum of one hundred and sixty five (165) square feet signage area is allowed, excessive by approximately ~~one hundred and ninety three (193)~~ seventy-five (75) square feet.

**APPROVED 8/0**

- b. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the installation of an illuminated detached sign providing approximately ~~two hundred and sixty (260)~~ one hundred sixty-two and a half (162.5) square feet advertised message area where a maximum of approximately ninety six (96) square feet advertised message area is allowed, excessive by approximately ~~one hundred and sixty four (164)~~ sixty-six and half (66.5) square feet.

**APPROVED 8/0**

- c. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the installation of an illuminated detached sign of ~~forty (40)~~ twenty-five (25) feet in height where a maximum of eight (8) feet height is allowed, excessive by ~~thirty two (32)~~ seventeen (17) feet in height.

**APPROVED 8/0**

- d. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit the installation of an illuminated detached sign with a ground contact of ten (10) feet where a minimum of approximately seventeen (17) feet is required, deficient by approximately seven (7) feet.

**DENIED WITHOUT PREJUDICE 8/0**

7. BAC-12-056

TLC Ventures LLC by Tom Laskoski  
2805 8<sup>th</sup> Ave.

CD9

- a. Request a **VARIANCE** in a "I" Light Industrial District to permit the installation of a wooden deck encroaching approximately four (4) feet into the projected twenty (20) foot front yard setback creating an approximate sixteen (16) foot front yard setback along 8<sup>th</sup> Ave.

**APPROVED 8/0**



8. **BAC-12-057**                      **Uplift Education by BKS Architects**                      **CD5**  
1801 S. Beach St.
- a. Request a **VARIANCE** in a "CF" Community Facilities District to permit the installation of an ornamental metal fence encroaching approximately twenty (20) feet into the twenty (20) foot projected front yard setback creating an approximate zero (0) foot front yard setback.
- APPROVED 8/0**
- b. Request a **VARIANCE** in a "CF" Community Facilities District to permit the installation of an ornamental metal fence of seven (7) feet in height where a maximum of five (5) high fence is allowed, excessive by two (2) feet in height.
- APPROVED 8/0**
- c. Request a **VARIANCE** in a "CF" Community Facilities District to permit the installation of an ornamental metal fence without providing the required screening fence.
- APPROVED 8/0**
- d. Request a **VARIANCE** in a "CF" Community Facilities District to permit the installation of an ornamental metal fence without providing the required five (5) foot landscaped bufferyard.
- DENIED WITHOUT PREJUDICE 8/0**
9. **BAC-12-058**                      **United Texas Bank by Dr. Wayne Hey**                      **CD8**  
4809 Brentwood Stair Rd.
- a. Request a **VARIANCE** in a "E" Neighborhood Commercial District to permit a medical office providing thirty one (31) parking spaces where a minimum of thirty three (33) parking spaces are required deficient by two (2) parking spaces.
- APPROVED 8/0**
10. **BAC-12-059**                      **Chesapeake Land Development Company, LLC**                      **CD7**  
11538 Old Weatherford Rd.
- a. Request a **VARIANCE** in a "C" Medium Density Multifamily District to permit the construction of a telecommunications tower one hundred and eighty (180) feet in height where a maximum of thirty five (35) feet height is allowed, excessive by one hundred and forty five (145) feet.
- CASE NOT HEARD DUE TO NOTICING ERROR**
11. **BAC-12-060**                      **Fossil Ridge-SH, LP**                      **CD2**  
6101 Old Denton Rd.
- a. Request a **VARIANCE** in a "C" Medium Density Multifamily District to permit the installation of an un-illuminated detached sign providing seventy six (76) square feet signage area where a maximum of thirty (30) feet signage area is allowed, excessive by forty six (46) square feet.
- APPROVED 8/0**
- IV. **ADJOURNMENT:    1:40 P.M.**